

**C. DALE JANNEY, ATTORNEY**  
**45 Calvert Street**  
**Annapolis, Maryland 21401**  
**SUBSTITUTED**  
**TRUSTEE'S SALE**  
**OF**  
**VALUABLE FEE-SIMPLE PROPERTY**  
**WITH IMPROVEMENTS**  
**At 25 Winchester Street,**  
**Frederick, Maryland 21701**

Under and by virtue of the power of sale contained in a certain Deed of Trust from Rodney Francis Ingalls (Case No. 2124E) and Martha A. Ingalls, his wife, to Harry E. Chesman and James A. Taylor, Trustees, dated October 21, 1980 and recorded among the Land Records of Frederick County, Maryland at Liber 1128, Folio 861, and Substitution of Trustees dated May 19, 1986 and recorded in Liber 1341, folio 423, substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at Frederick County Courthouse on:

**WEDNESDAY, AUGUST 5, 1987**  
**AT 2:00 P.M.**

The property is described as follows:

All those two lots or parcels of land situate, lying and being in Frederick City, Frederick County, State of Maryland, on the West side of Winchester Street, being known as No. 25 Winchester Street, together with the five (5) garages North of and adjoining No. 25 Winchester Street, the said lots being more particularly described as follows:

**FIRST:** Being a two-foot wide strip along the Northern line of Lot No. 21 on the Plat of the Winchester Brickyard as filed in Exhibit J.S.R. No. 2 in Equity case No. 6283 in the Circuit Court for Frederick County, and a parcel 15 feet wide being the Southern one-half (1/2) of Lot No. 22 on said Plat, the said strips having a 17 foot frontage on Winchester Street and running back with uniform width for the entire depth of Lots Nos. 21 and 22 on said Plat, having a distance of approximately 125 feet.

**SECOND:** Beginning at the Northeast corner of the two-story brick dwelling located on the lot first herein described, it being the Southeast Corner of the lot hereby intended to be conveyed and running thence in a Northerly direction by and with the West side of Winchester Street, 39 feet 6 inches, more or less, to intersect the Southern line of the lot owned in 1931 by one William B. James thence by and with the said James lot in a Westerly direction 90 feet to intersect the East side of a private alley, thence with the East side of said alley 39 feet 6 inches to intersect the Northern line of the first lot of land herein conveyed, thence by and with said Northern line in an Easterly direction to the point of beginning being now improved with five (5) frame garages.

The foregoing lots fronting on Winchester Street a total of 56 feet 6 inches, and being the Northern two feet of Lot No. 21, the Southern 15 feet of Lot No. 22, the Northern 15 feet, with 90 foot depth of Lot No. 22, and part of Lot No. 23, as described on the aforesaid plat of the Winchester Brickyard.

The property is improved by a two story semi-detached brick exterior dwelling. The property is sold in fee-simple, there are no warranties made as to the actual improvements.

The property will be sold subject to conditions, restrictions and agreements of record affecting same, if any.

**TERMS OF SALE.** A deposit of \$4,600.00 cash or certified check will be required of the purchaser at time and place of sale. Balance due in cash within 30 days after final ratification of the sale by the Circuit Court for Frederick County. Interest to be paid on unpaid purchase money at the rate of 11% per annum, from date of sale to date of settlement. Taxes to be adjusted to date of sale. All other such public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to day of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

**C. DALE JANNEY**  
**L. PAUL HICKIN,**  
**Substituted Trustees**

**TROUT AUCTIONEERS, Auctioneers**  
**15 N. Court Street**  
**Frederick, Maryland 21701**  
**(301) 663-1555**

FILED

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Exhibit A